

TO LET

Office/Retail Premises

Located in Dalkeith, Midlothian

Offers over £12,500 per annum

100% Small Business Rates Relief

Large frontage for expectational branding opportunities

Premises extend to 116.77 sqm (1,257 sqft)

Flexible lease terms available

Two car parking spaces available

Suitable for a variety of uses subject to the appropriate planning consents



WHAT 3 WORDS



15 ESKDAILL STREET, DALKEITH, EH22 1LB

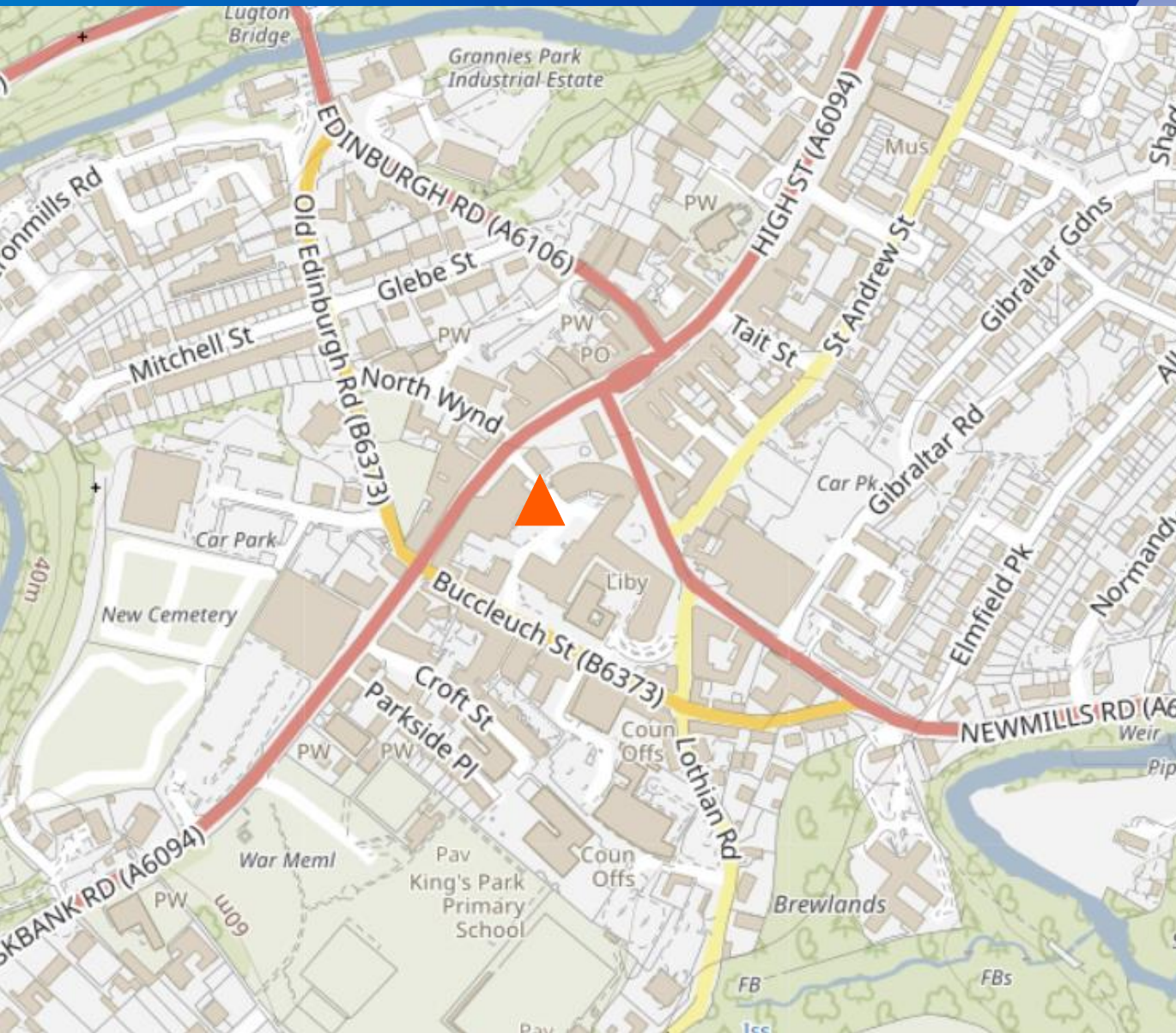
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Location

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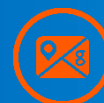
Location

Dalkeith is situated approximately 10 miles south of Edinburgh city centre, just to the south of the Edinburgh city bypass and is a popular commuter town for the city. The subjects benefit from being in close proximity to the Edinburgh City Bypass which transports large volumes of vehicular traffic to and around Edinburgh city centre.

More specifically, the property is located on the north side of Eskdail Street within a mixed commercial & residential location. Nearby commercial occupiers in close proximity include Dalkeith Job Centre, Carlton Bingo & B & M Store.



**Class 1A premises in Dalkeith,
Midlothian**

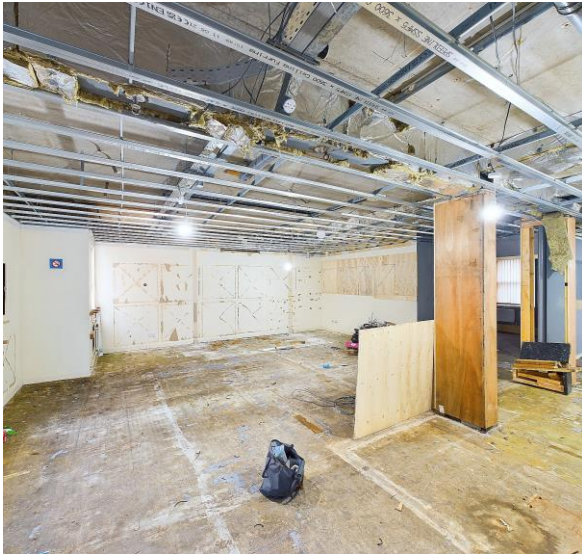


FIND ON GOOGLE MAPS



Description

15 ESKDAILL STREET, DALKEITH, EH22 1LB



Description

The subjects comprise a Class 1A premises arranged over the ground floor of a three storey stone built and externally rendered property surmounted under a pitched and slated roof.

Internally, the accommodation comprises of a bright open space, with tea preparation and wc facilities. The landlord is willing to negotiate a rent-free incentive period for a tenant to carry out their fit out.

The open plan configuration encourages scope for various retail, professional services, or leisure uses, subject to obtaining necessary planning consents. The property benefits from a large glazed frontage which encourages excellent branding opportunities.

Description	m ²	ft ²
Ground Floor	116.77	1,257
TOTAL	116.77	1,257

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

Rent

Offers over £12,500 per annum.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £11,100 which will allow for 100% rates relief subject to the tenants other commercial properties, if any.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

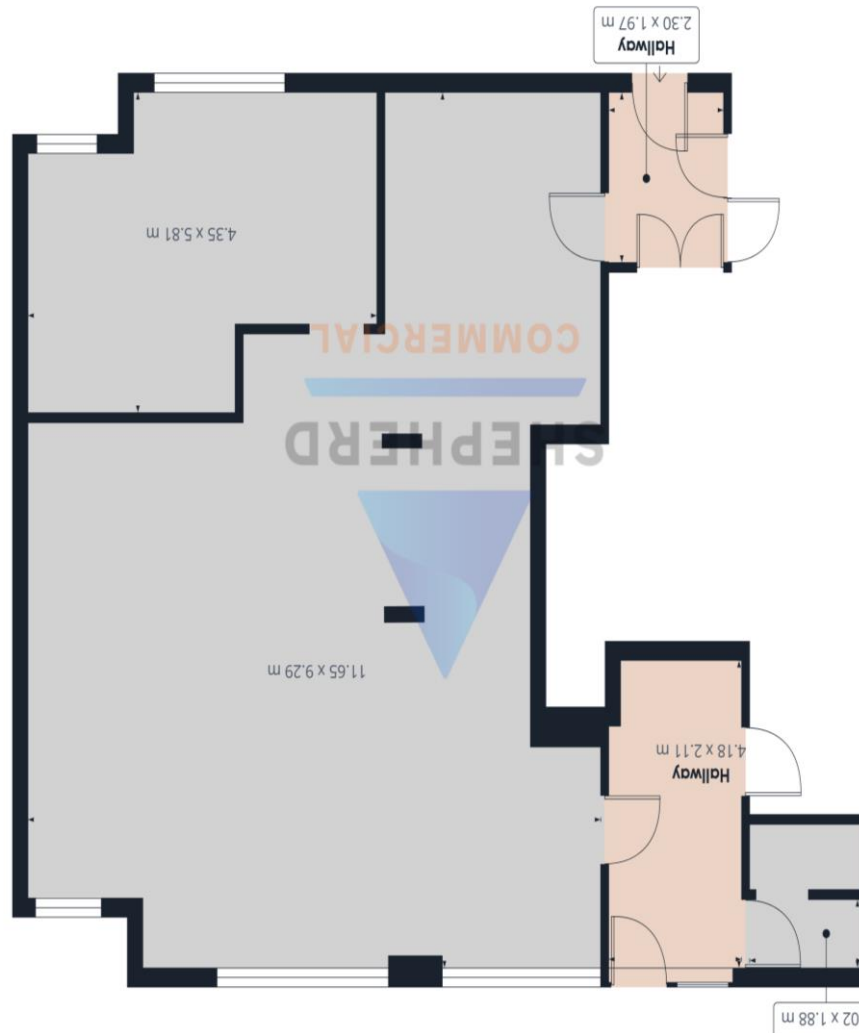
An Energy Performance Certificate is available upon request.

VAT

The property is elected for VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **November 2024**